



## PLANNING COMMISSION

The Planning Commission meets the first and third Wednesday of the month at 7:00 p.m. in the City Council Chambers. All meetings are open to the public. Speakers are asked to complete a "Speaker Information" card (available at the meeting) and deposit it in the box at the podium. No new items will be discussed after 11:00 p.m. If there are items remaining they will be heard at the next regular meeting.

General Plan Amendments, Zone Changes and Variances require a public hearing before the Planning Commission and the City Council. They will automatically be submitted to City Council for hearing approximately 45 days after the Planning Commission hearing.

Actions of the Community Development Director or Planning Commission may be appealed by the applicant, City Council, City Manager, or other interested parties by filing a written notice of appeal along with the required appeal fee with the City Clerk within 15 days of the action.

Staff reports are available for review at the Community Development Department, Civic Center Main Library and the City Clerk's Office. Questions or concerns may be directed to Planning Manager Gregg Lodan at 310.618.5990. Agendas and Minutes are posted on the City of Torrance Home Page [www.TorranceCA.Gov](http://www.TorranceCA.Gov).

In compliance with the Americans with Disabilities Act, if special assistance is needed to participate in this meeting, please call 310.618.5990. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.  
[28CFR 35.102-104 ADA Title II]

### HOURS OF OPERATION

Monday through Friday from  
7:30 a.m. to 5:30 p.m.

Offices are closed alternate Fridays.  
City Hall will be closed

Friday, November 6, 2009

Friday, November 20, 2009

Friday, November 27, 2009

Wednesday, November 11, 2009 (Veterans Day)  
Thursday, November 26, 2009 (Thanksgiving Day)

# CITY OF TORRANCE PLANNING COMMISSION

CITY COUNCIL CHAMBERS  
CITY HALL, 3031 TORRANCE BOULEVARD  
TORRANCE, CALIFORNIA 90503

**WEDNESDAY, NOVEMBER 4, 2009**

**7:00 P.M.**

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"There is no such thing as a little freedom.  
Either you are all free, or you are not free."

~ Walter Cronkite~

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## **AGENDA**

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL / MOTIONS FOR EXCUSED ABSENCE**
4. **REPORT ON POSTING OF AGENDA**  
The agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Friday, October 30, 2009.
5. **APPROVAL OF MINUTES: September 2, 2009**
6. **REQUESTS FOR POSTPONEMENTS**
7. **ORAL COMMUNICATIONS FROM THE PUBLIC #1**  
Comments on this portion of the agenda are limited to items not on the agenda and to no longer than 3 minutes per speaker. Under the provisions of the Brown Act, the Commission is prohibited from taking action or engaging in discussion on any item not appearing on the posted agenda.
8. **TIME EXTENSIONS**
9. **CONTINUED HEARINGS**
10. **WAIVERS**

## 11. FORMAL HEARINGS

- A. PRE09-00004: OBELISK ARCHITECTS (MR & MRS ANDERSON)  
Planning Commission consideration for approval of a Precise Plan of Development to allow the construction of a new two-story single family residence on property located within the Hillside Overlay District in the R-1 Zone at 122 Calle De Arboles. (Res. No. 09-050)
- B. EAS09-00004, CUP09-00018, MOD09-00004: ALEX ROSE, CONTINENTAL DEVELOPMENT CORPORATION (TORRANCE HEALTH ASSOCIATION, INC.)  
Planning Commission consideration for adoption of a Negative Declaration, approval of a Conditional Use Permit to allow for the replacement of an existing manufacturing building with a medical office building on property located in the M-2 Zone at 2841 Lomita Boulevard and a Modification of previously approved entitlements (MOD04-00019, DIV04-00022, CUP04-00033) to allow for the conversion of an existing medical records storage building into a medical office building with an off-site parking arrangement on property located in the M-2 Zone at 23600-23610 Telo Avenue.  
(Res. Nos. 09-051, 09-052)
- C. PRE09-00007: JIM & BETSY DELURGIO  
Planning Commission consideration for approval of a Precise Plan of Development to allow first and second story additions to an existing one-story single family residence, in conjunction with a new swimming pool, spa, and accessory structure on property located within the Hillside Overlay District in the R-1 Zone at 209 Via el Toro. (Res. No. 09-053)
- D. CUP09-00017, DVP09-00002: JOHN PUENTE, IN-N-OUT BURGER (PEYTON CRAMER LINCOLN-MERCURY)  
Planning Commission consideration for approval of a Conditional Use Permit and Development Permit to allow the construction and operation of a new commercial center composed of a drive-through restaurant, drive-through pharmacy, and retail building on property located in the HBCSP-PR Zone at 20440-20460 Hawthorne Boulevard.  
(Res. Nos. 09-054, 09-055)

## 12. RESOLUTIONS

## 13. PUBLIC WORKSHOP ITEMS

## 14. MISCELLANEOUS ITEMS

## 15. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

## 16. LIST OF TENTATIVE PLANNING COMMISSION CASES

## 17. ORAL COMMUNICATIONS FROM THE PUBLIC #2

## 18. ADJOURNMENT